

**TWO BEDROOMED GROUND FLOOR FLAT FOR SALE - offers over £120,000**  
**146 MAIN STREET, INVERGOWRIE DD2 5BD**



## KEY FEATURES

- Located in a well sought village of Invergowrie.
  - Close to local amenities and shops ●
- Bus routes available to both Dundee and Perth ●
  - Double Glazing ● on street parking ●



## Description

**Boyles** present this attractive ground floor 2 bedroomed flat in the well sought-after village of Invergowrie. Close to a local amenities shops. Bus routes to Dundee and Perth. The property benefits from double glazing and all window blinds are included in the sale.

## Accommodation

Accommodation comprises: Lounge, dining kitchen, bathroom, two double bedrooms.

Hallway: All accommodation off and storage cupboard.

Lounge: A bright living space with front aspect.

Kitchen: A Range of modern base wall units with contrasting worktops. Laminate flooring. Rear aspect.

Bathroom: W.C wash basin with vanity unit. Electric shower, with assisted bathing surround. Attractive tiling.

Bedroom 1: a good-sized double room with fitted mirrored robes. Front aspect.

Bedroom 2: A good sized double room with fitted mirror robes. Rear aspect

## Exterior

Main door entrance to flat and ground laid to gravel and shrubs. Communal rear gardens, on street parking.

## Room Dimensions

Lounge: 4.50m x 3.71m

Bedroom 1: 3.90m x 2.73m

Kitchen: 3.54m x 2.46m

Bedroom 2: 3.87m x 2.83m

Bathroom: 2.45m x 1.50m

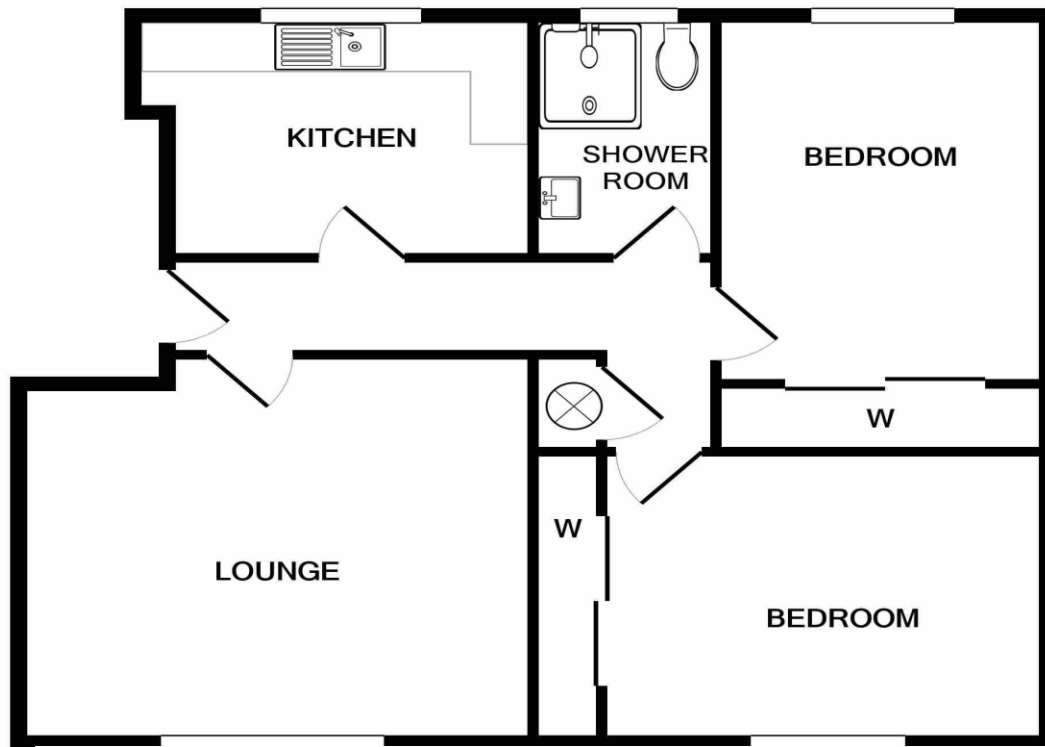
This property is ready to move in,  
early viewing is recommended.

Call Property Department  
**01382 221214**

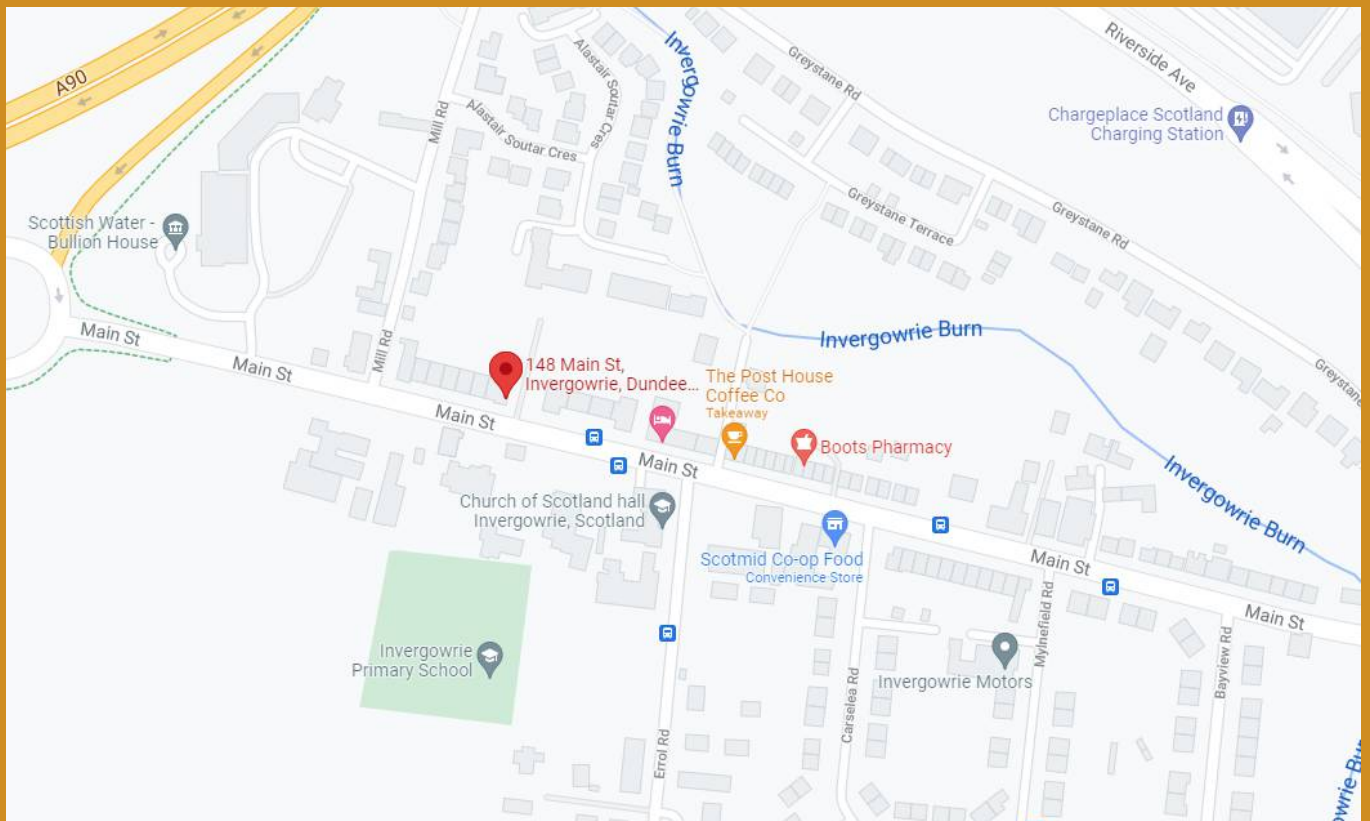


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Call Property Department  
 01382 221214**

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